

# HOME BUILDERS BOOK

OF LOW COST HOMES



# BE A PROPERTY OWNER!

## *Own Your Home!*

Rent money is spent money. It creates no wealth for you. A home owner is a solid citizen.

Building and paying for a home while you live in it is one of the best ways to save. It increases your permanent wealth. It capitalizes your savings.

It is now easy to own your home under the new modern financing methods. Payments little if any more than rent can be made.

The average renter moves once in two or three years. Thousands of new homes might be built with the country's annual moving bills. Build yourself a home and STAY PUT!

Every time you move you have many expenses "fitting up." And the chances are that previous tenants have "taken the shine" off your new quarters. In a new home everything is clean and fresh, unused by anyone else.

*The money you will save by not moving will help pay off the mortgage. No landlord can raise the rent on you when you own your home.*

The aid of the plans shown in this Homebuilders' Book of Low-Cost Homes will help you decide the kind of home that will best fit the special needs of your family.

The Publisher furnishes blueprints of working drawings of any home shown in this book, on short notice, through lumber dealers only.



# HOMEBUILDERS' BOOK

## OF LOW-COST HOMES

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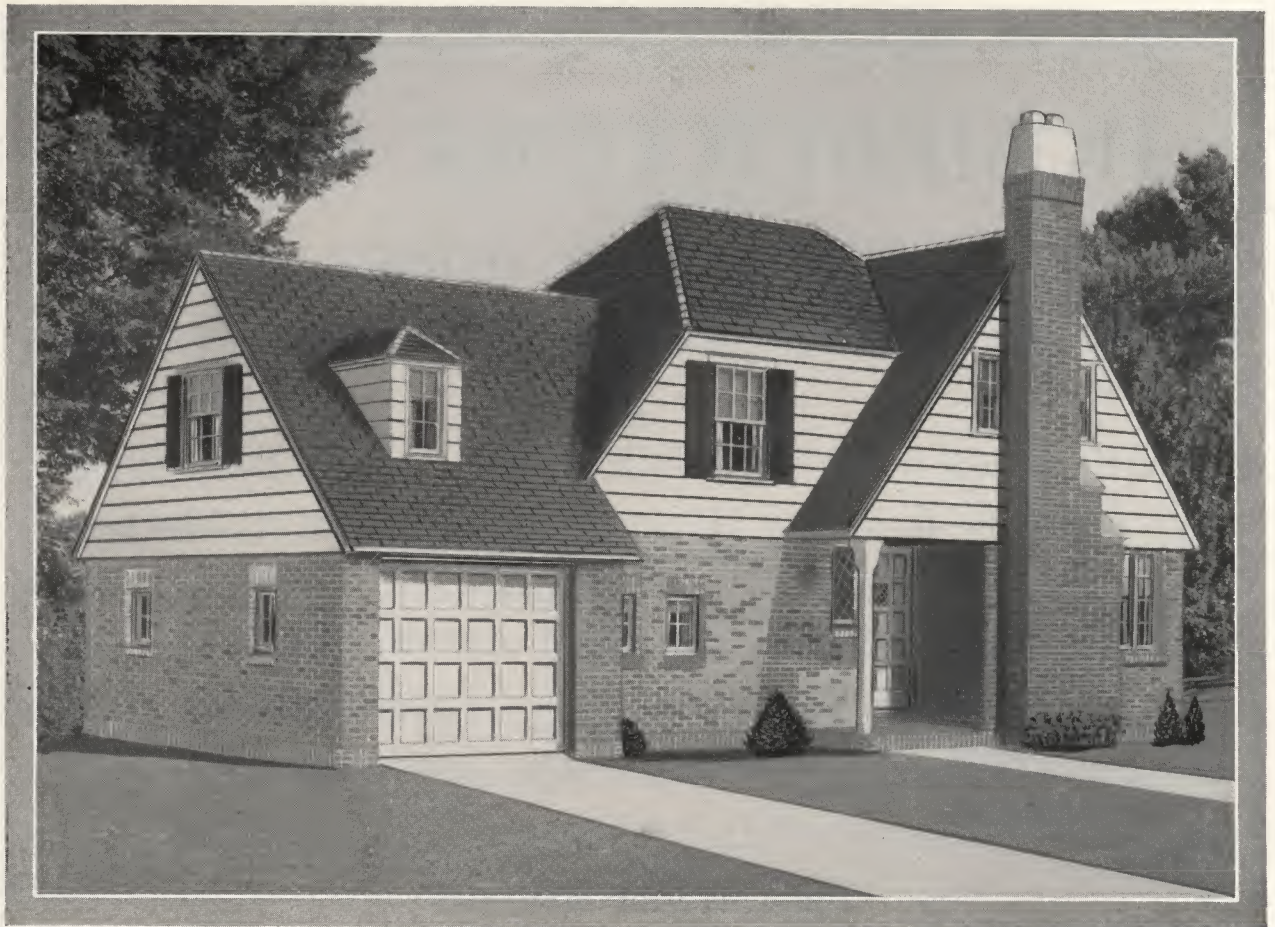
*Containing 35 Designs  
of Low-Cost Houses*

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TWO-STORY HOUSES  
ONE-STORY HOUSES  
AND BUNGALOWS

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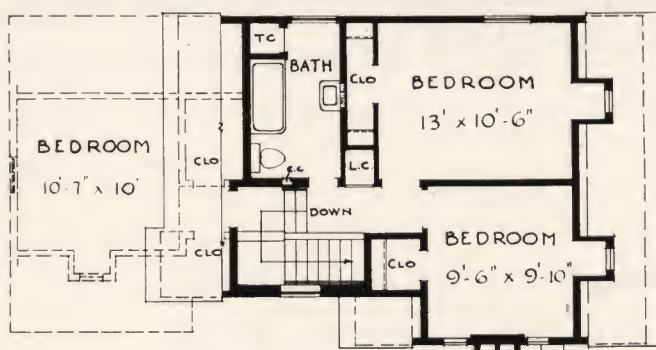
*Published by*  
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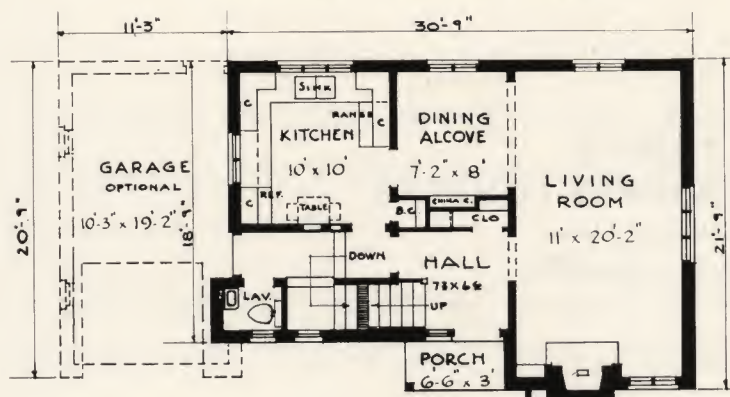
5 Rooms, 30 $\frac{3}{4}$  x 21  
14,140 Cubic Feet

## *The Parsons*

*This English* architecture makes use of brick veneer and wide siding. It is suggested that the siding be rough surfaced and stained, although some may prefer to paint it. An unusual entrance with stained timber post is a feature. An attractive entrance hall is provided. The dotted lines indicate an alternate arrangement with attached garage, over which may be an additional bedroom. The out-swung casement windows are traditionally correct with this type home. Shelter is provided for by recessed front porch. Altogether a pleasing design. All blue prints furnished provide the garage and bedroom illustrated.

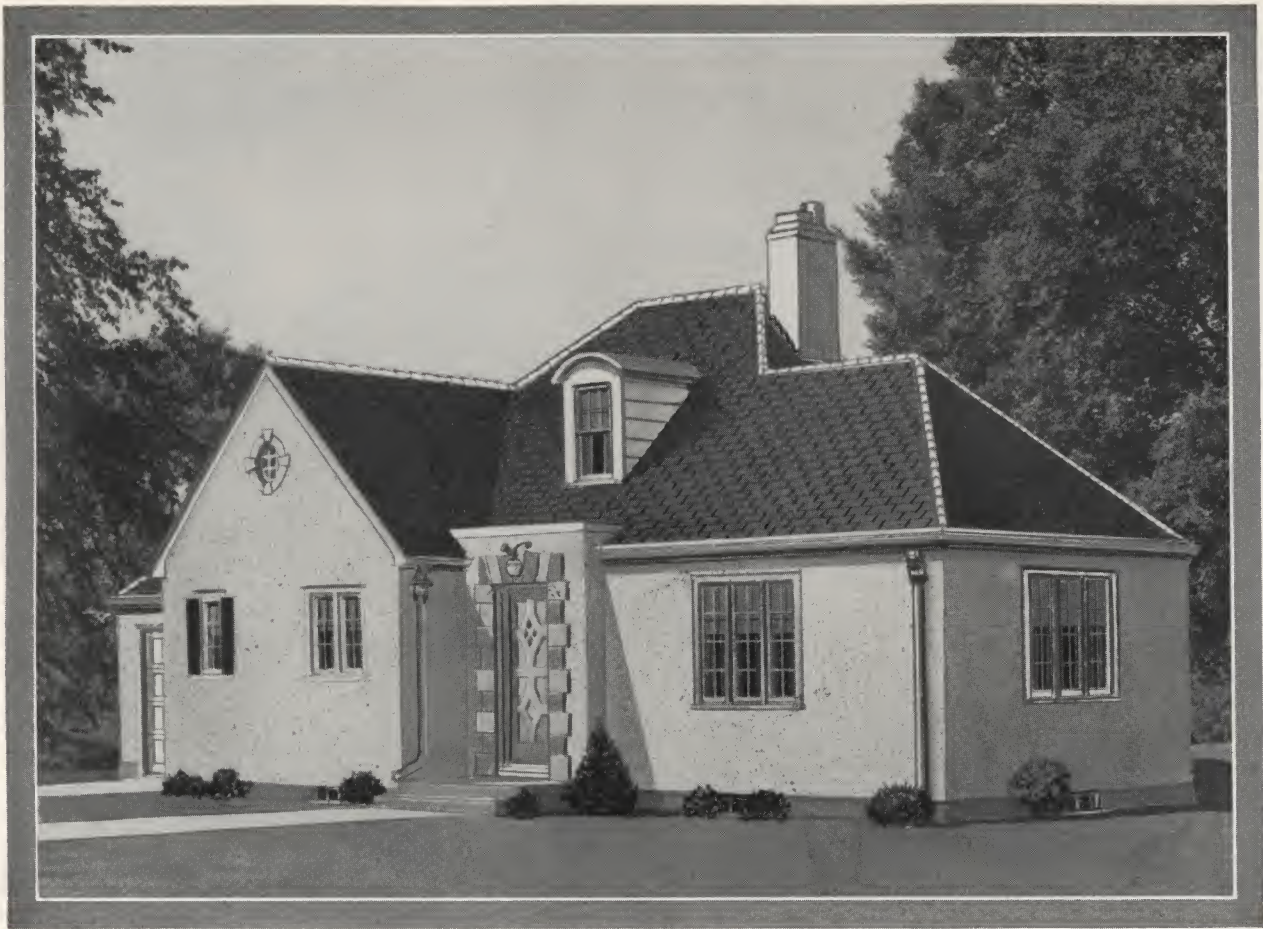


SECOND FLOOR PLAN



FIRST FLOOR PLAN  
PARSONS





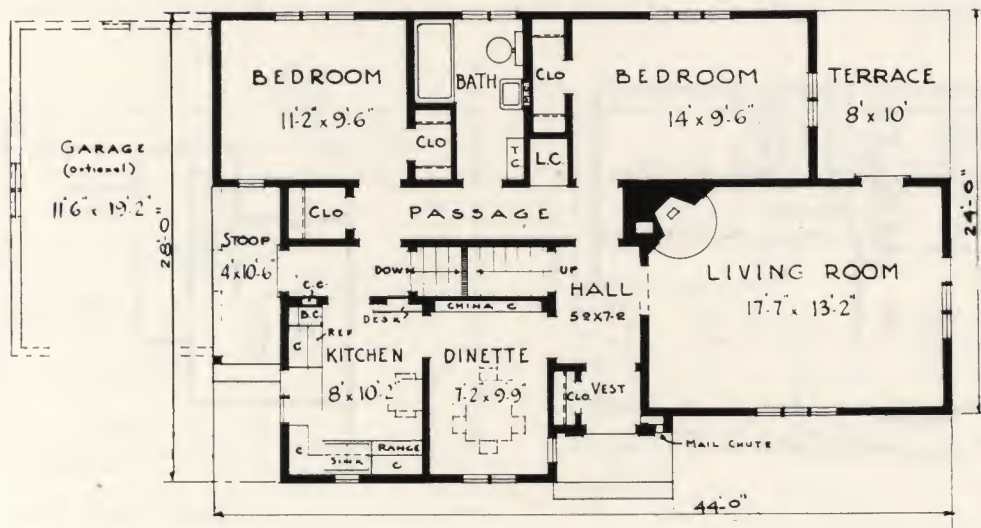
5 Rooms, 44 x 28

23,730 Cubic Feet

## The Auburn

*This is an exceptionally* striking design carrying out the French motif. Portland cement stucco on metal lath is used on the outer wall covering, with stone trim around the entrance. The plan provides excellent circulation of air. A garage is indicated by dotted lines with under-

cover entrance from the house. There is space in the attic for a good sized bedroom. The terrace in rear of living room affords privacy and quiet and looks out upon the garden. Plenty of closets, and a kitchen in which house-work will be easy.







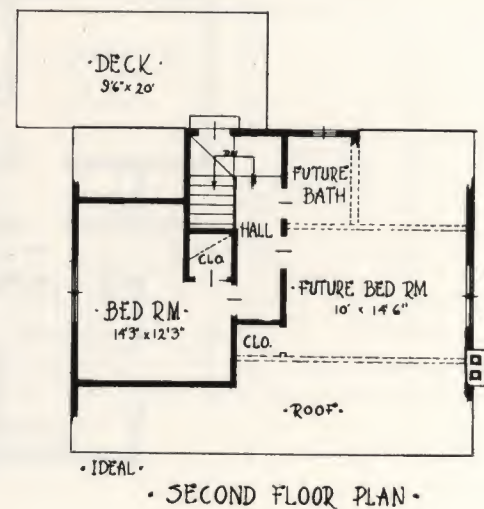
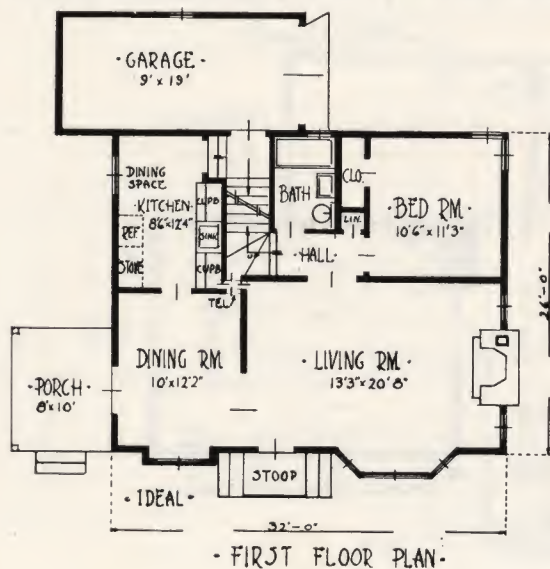
5 Rooms and Garage, 32 x 26

20,100 Cubic Feet

## The Ideal

*This charming* house can be built on a 40-foot lot if entrance to garage is from the alley. Assuming that for convenience the bathroom will be located on the first floor, it will be noted that space is left for a future bathroom on the second,

It will be noted also that space on the second floor is indicated with dotted lines where an additional bedroom may be finished off later. The living room has a fireplace. The central hall gives access to all rooms in few steps. There is dining space in the kitchen for ordinary use.







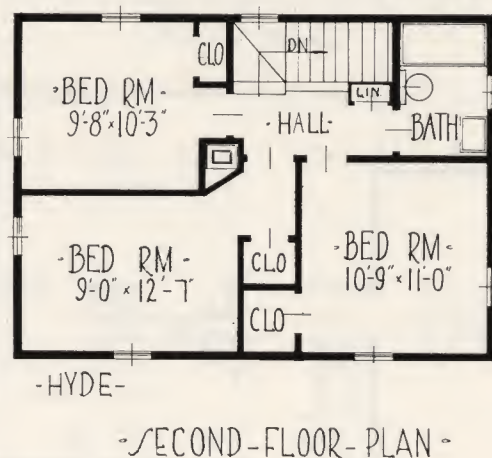
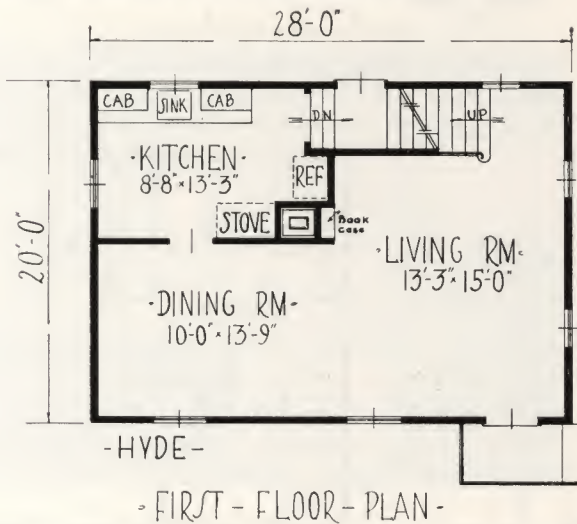
6 Rooms, 28 x 20

14,560 Cubic Feet

## *The Hyde*

*Another specimen* of the ever popular Colonial style. It will be as popular in the next generation as it is has been for 150 years. It is a moderate cost home, too, its square plan, without expensive ell and gables keeping the cost within

bounds, while affording many conveniences offered in more expensive homes. Its compactness economizes space and makes housekeeping relatively easy. Thoughtful study of this plan is recommended, especially if the building fund is limited.







## *The Waterford - The Nyack*

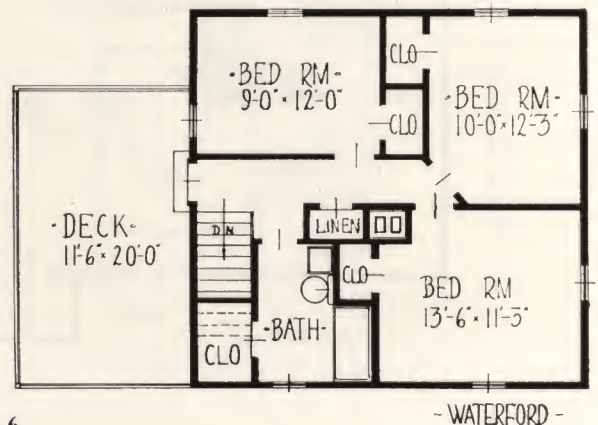
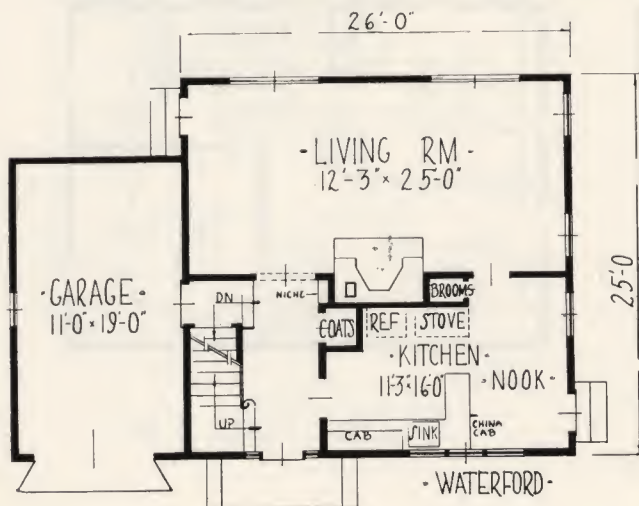
6 Rooms, 26 x 25

19,520 Cubic Feet

*A home* in the Colonial motif. Being oblong, it is economical to build. An interesting feature is the location of the living room across the back, looking out upon the garden, with its fireplace, and three-way exposure. The modern family requires a garage, a need which this plan satisfies, with access through entrance hall. The deck over

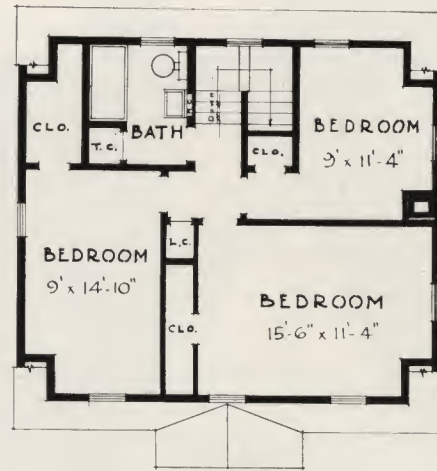
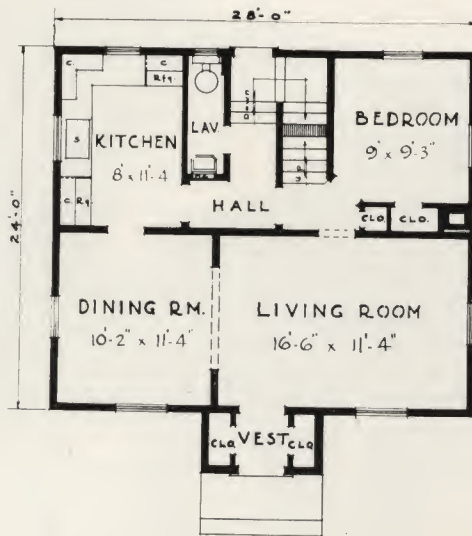
garage is handy for airing bedding, and a nice place to sit on cool summer evenings. Three good bedrooms on second floor with ample closets. The nook off kitchen is a practical substitute for a dining room.

On the opposite page the floor plan, Nyack, is an alternative, fitting the same exterior.





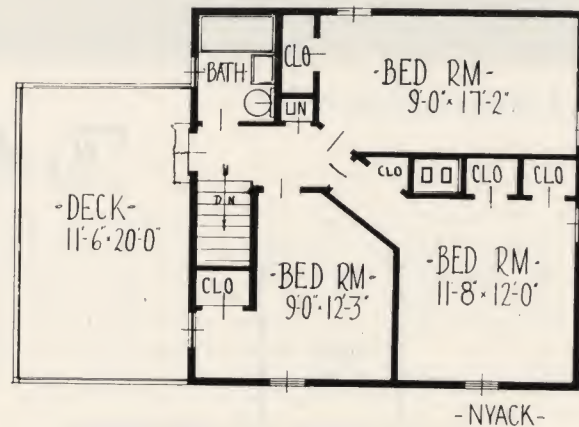
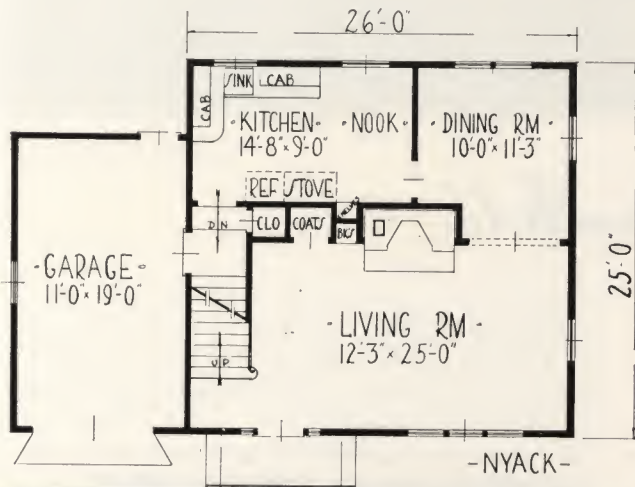
## *The Birchwood (alternate plan to Vine, Page 9)*



7 Rooms, 28 x 24  
19,200 Cubic Feet

*This is an alternate* plan for the Vine (see page 9) exterior, providing a downstairs bedroom which might be used for a study if not needed for sleeping purposes. There is considerable demand for a first story bedroom and that is the reason

for the alternate plan. There is no fireplace in the Birchwood, otherwise the exteriors are practically the same. The Dutch Colonial type (see Vine on page 9) is a popular one.



View of Living Room - Waterford

## *The Nyack* (alternate plan to Waterford, Page 6)

6 Rooms, 26 x 25      19,200 Cubic Foot

(See description on page 6)

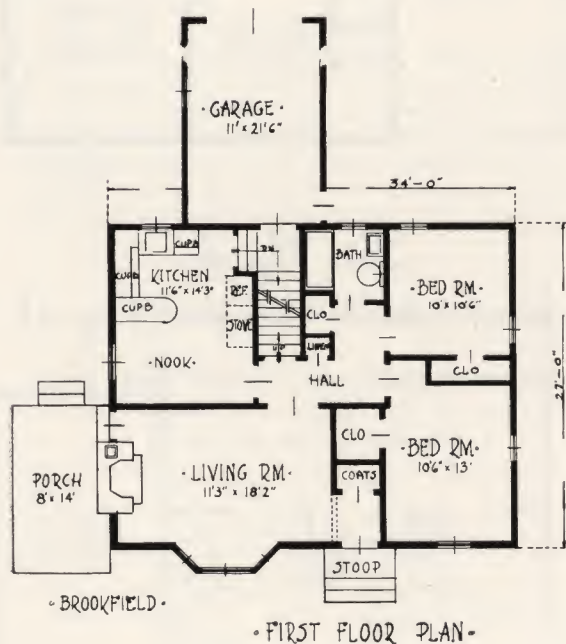




4 Rooms and Garage, 34 x 27

22,480 Cubic Feet

## *The Brookfield*



*A happy "expression"* is what this gem of a house presents to the observer. The front view pleases the eye, with its screened porch, bay window and iron-railed front steps. What you don't see in the picture is the garage placed in rear, to be approached from the alley if the lot is not a large one. To save space the little used dining room is omitted, but a large "nook" is there in the kitchen, handy to meal preparation. The low cupboard makes a kind of partition, setting kitchen apart. If two bedrooms are enough for the present the attic has opportunities for an expanding family. The central hall is a step saver. The living room, with its fireplace, opening onto the porch will be a place for relaxation and comfort. The builder of this home can count on years of satisfaction.





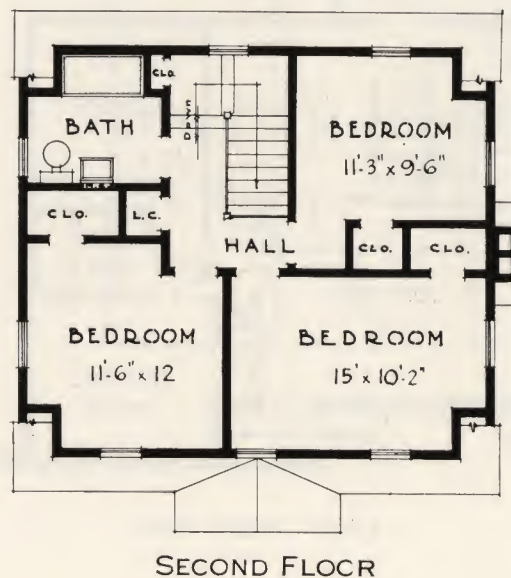
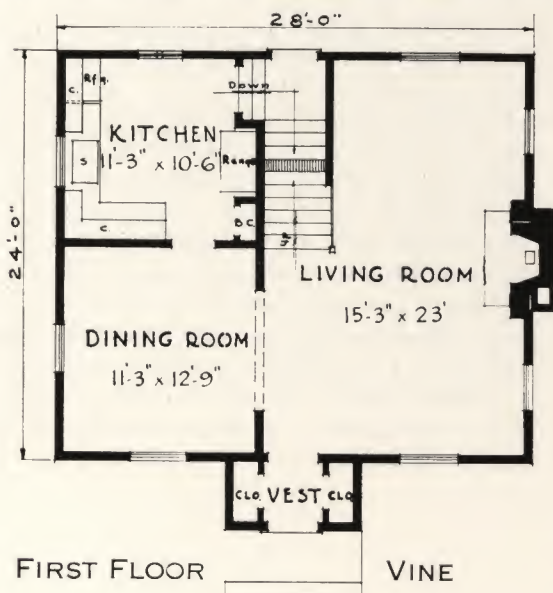
6 Rooms, 28 x 24

19,200 Cubic Feet

## *The Vine*

*A compact Dutch Colonial Home.* Owners of the original are highly pleased with its accommodations. While there is room in the kitchen for a breakfast table some may prefer a separate breakfast nook as indicated by dotted lines. The original house had a brick terrace in rear of living

room with French doors instead of window. Or, if preferred, a rear porch might be added. Stained shingled outside walls, with green blinds and roof, together with outside chimney make this an attractive appearing home. For an alternate floor plan see the Birchwood on page 7.





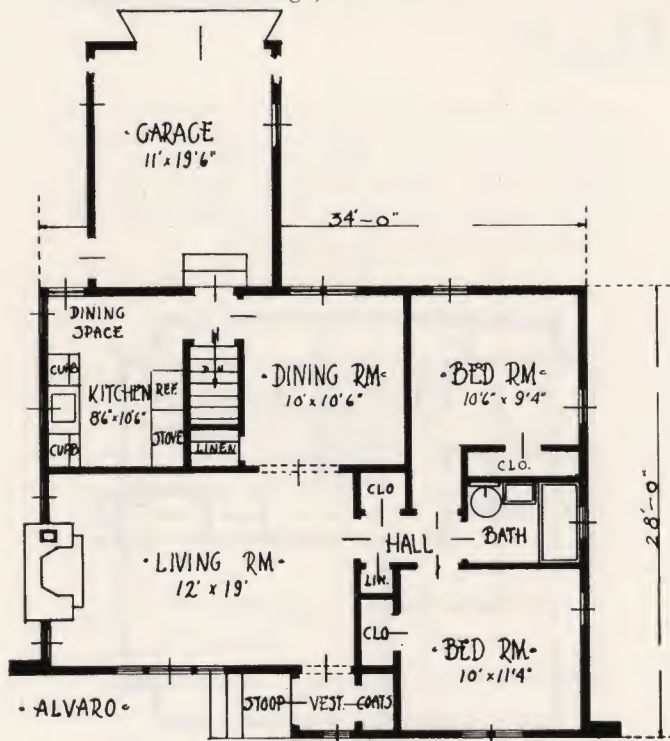


4 Rooms and Garage, 34 x 28

19,920 Cubic Feet

## The Alvaro

*For the home builder* who admires the Spanish style this house will have a strong appeal, for it represents a distinctive "style" often lacking in this model. On entering from the protective vestibule, having hung his coat and hat in the coat closet, one's eye is greeted by a charming living room with open fire, possibly, burning on the hearth. Grouped with the living room are the dining room and kitchen where all daytime activities occur. Apart, connected by a central hall, are the bedrooms and bath grouped where quiet and privacy prevail when there are "parties on" in the living room. This house, finished in stucco, with its sensible roof, fitting like a sensible hat, presents an outward appearance which will cause many an expression of admiration. In this house life will be well worth living.



• FIRST FLOOR PLAN •



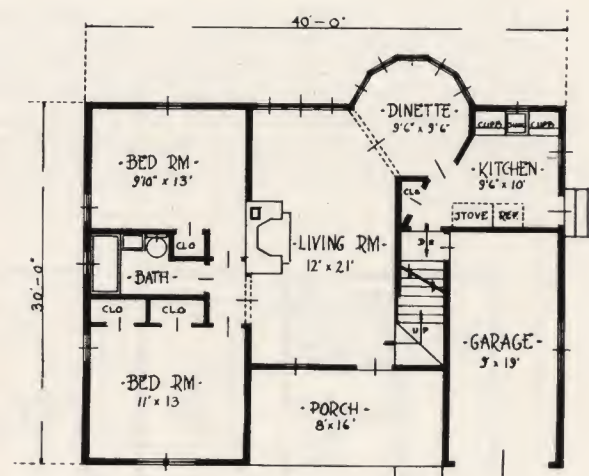


4 Rooms with Dinette, 40 x 30

24,976 Cubic Feet

## *The Western*

*This house* is specially designed for that part of the outdoors where there is plenty of space; or, in fact, a large city or suburban lot. It reminds one of the "little gray home in the West." The inset porch affords shelter at the doorway, and suggesting refuge inside from burning sun. This porch is a place for outdoor relaxation after the day's work is done. The attached garage is a great convenience, especially in stormy weather. Its location balances the design. The large dining room provides space for a long table, while the circular dinette will take care of immediate family needs. There is "growing space" in the attic. The Western is logically arranged for utility and solid comfort. A common sense house, and a good looking one, too.



• FIRST FLOOR PLAN • WESTERN •





## The Tuxedo

5 Rooms, 30 x 26

13,568 Cubic Feet

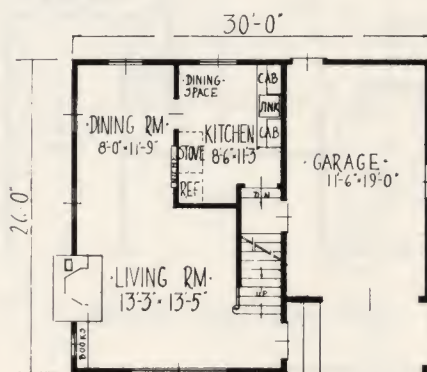
*There is always* demand for so called "modernistic" houses, and this design meets it unusually well. Houses with attached garage are much in style. The Tuxedo (two floor plans at bottom) is compactly planned. It has two bedrooms and a large deck over garage for outside living in summer time. The front window design is especially attractive.

## The Pelham

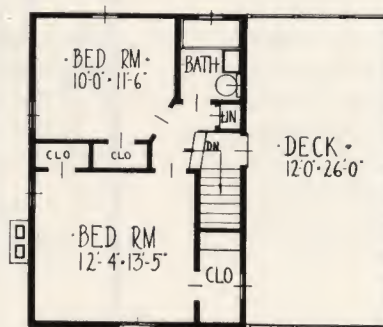
7 Rooms, 30 x 26

14,968 Cubic Feet

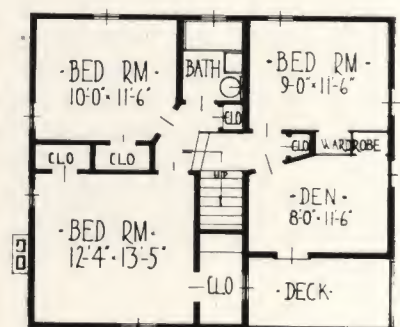
The Pelham floor plan (at bottom) with same exterior provides two extra bedrooms in place of deck over garage. Because of its freedom from ell, angles and dormers this is an inexpensive home to build.



-TUXEDO-  
-FIRST-FLOOR-PLAN



-TUXEDO-  
-SECOND-FLOOR-PLAN-



ALTERNATE - PELHAM-  
-SECOND-FLOOR-PLAN-





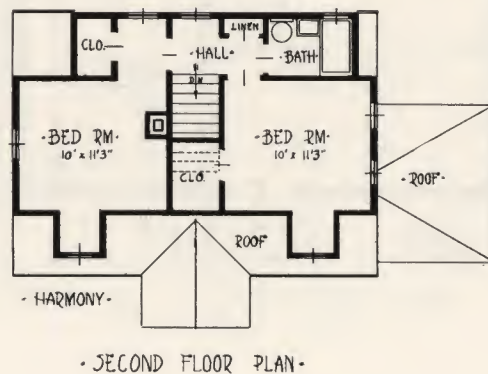
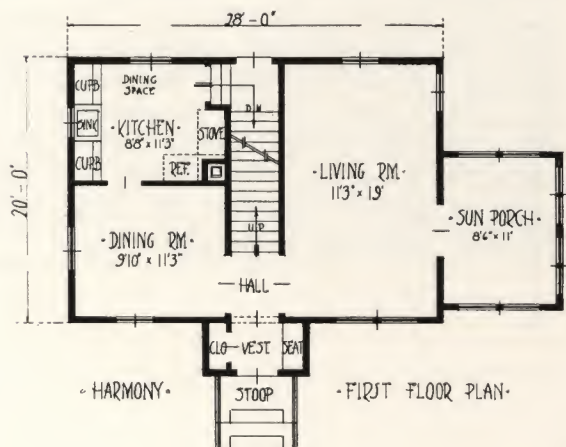
4 Rooms, 28 x 20

## *The Harmony*

15,350 Cubic Feet

Yes, "*Harmony*" is a fitting name for it. It is an adaptation of the Cape Cod style and the designer has done his work well. It is a house that will attract admiring attention and reflect credit on the owner's good taste. The large living room, with light and air from three sides, opening onto the sun porch, offers ideal space for family life and for entertaining. A dining space is located in the

kitchen, looking out upon the garden. The kitchen chimney offers the opportunity to burn coal or wood, if desired. The airy bedrooms, ample closets and bath complete a happy second floor plan. The brick foundations add a touch of color; the hospitable doorway gives this home an atmosphere of hospitality. A harmonious design. Its beauty will be enhanced by shingles on the sides. Stucco, or even red brick will be correct.

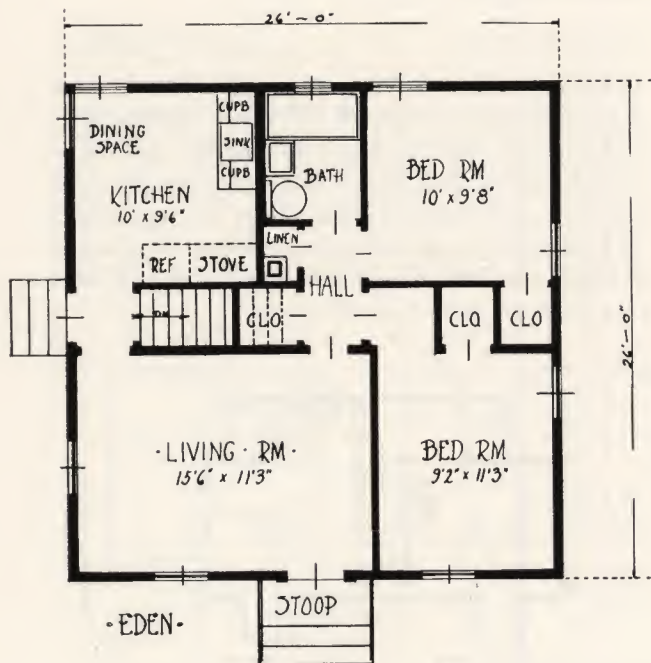






4 Rooms, 26 x 26

13,385 Cubic Feet



• FIRST FLOOR PLAN •

## The Eden

*The square house* is always the most economical to build, saving money toward the cost of conveniences. To save space we have no dining room here but dining space is provided in a corner of the kitchen, with windows looking out in two directions, admitting light and air. This house answers the need of a small dwelling for a family requiring but two bedrooms. The central hall gives access to all rooms with the fewest steps, a feature that will be liked by the home worker. Adapted to a small lot, there will be plenty of space for flowers, vegetables and ornamental shrubbery. Sides may be shingled or stucco.



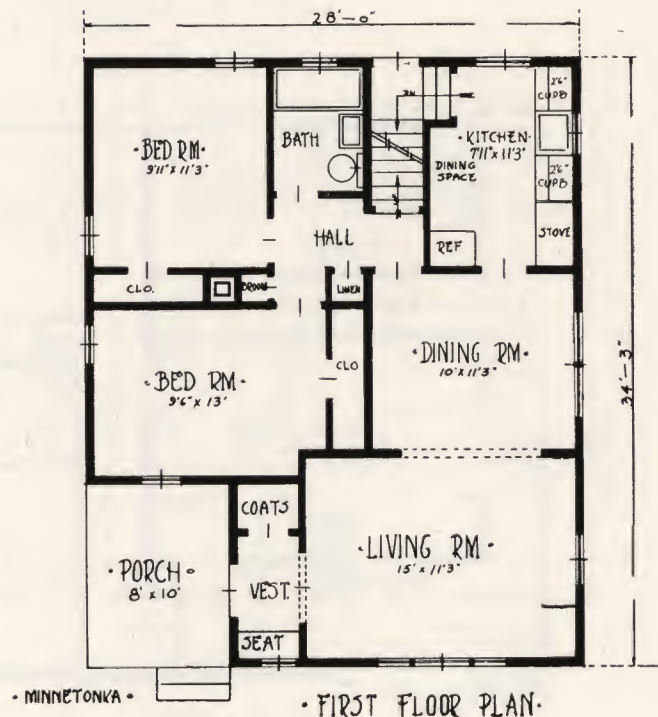


5 Rooms, 28 x 34

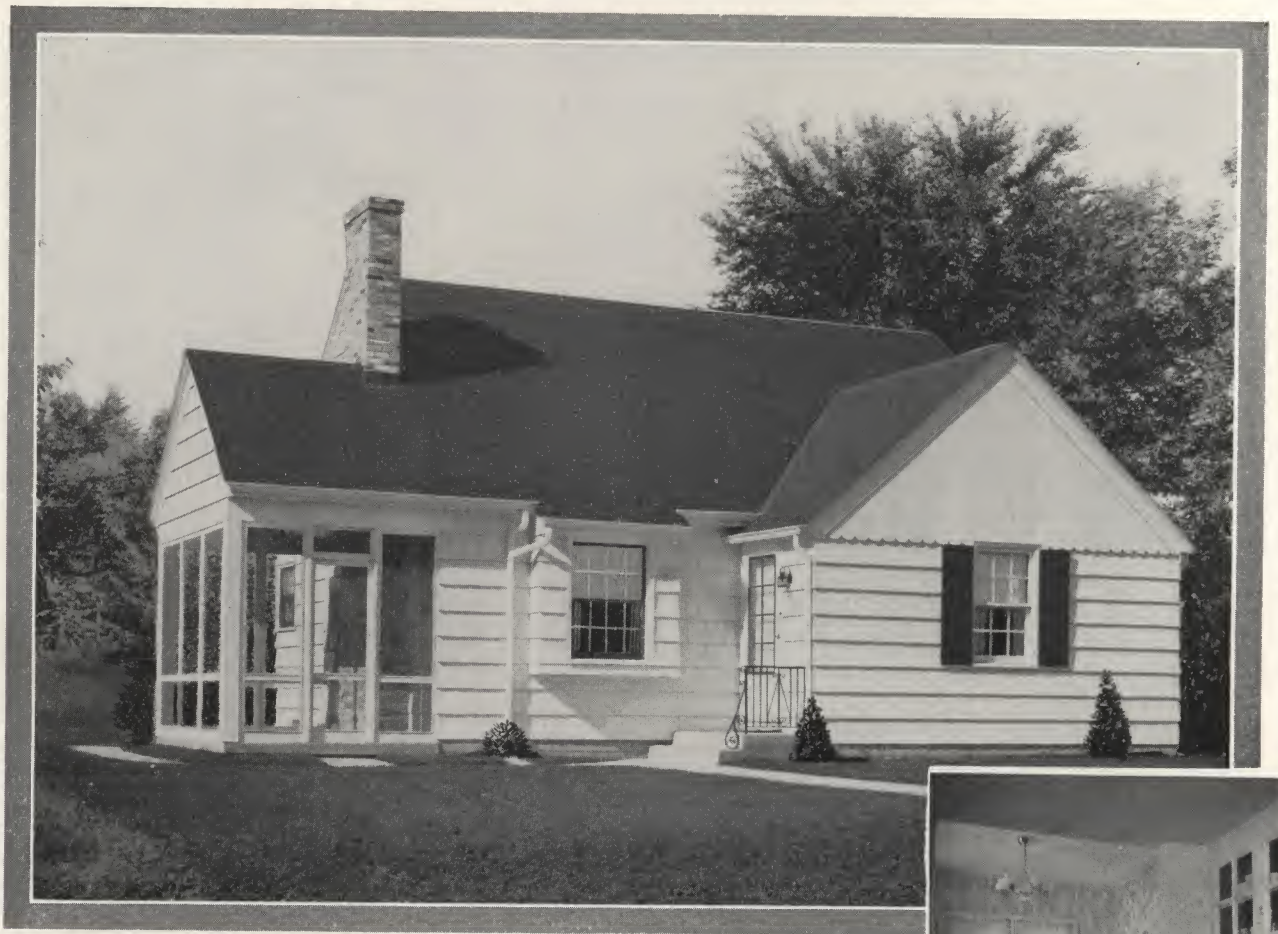
19,184 Cubic Feet

## The Minnetonka

*The front porch* gives this house an air of summer evening comfort. The vestibule shields the living room from chilling drafts when the front door is opened, and the "love seat" in it invites couples for a quiet chat. The way the living room opens into the dining room gives the effect of roominess. The two bedrooms have the commendable feature of cross ventilation, and each has a large closet. The attic provides space for future bedrooms, and present storage space. The room arrangement of this homey house leaves little to be desired. The simplest exterior treatment is siding. Adaptable to a narrow lot. Commended as a practical design for the homebuilder.



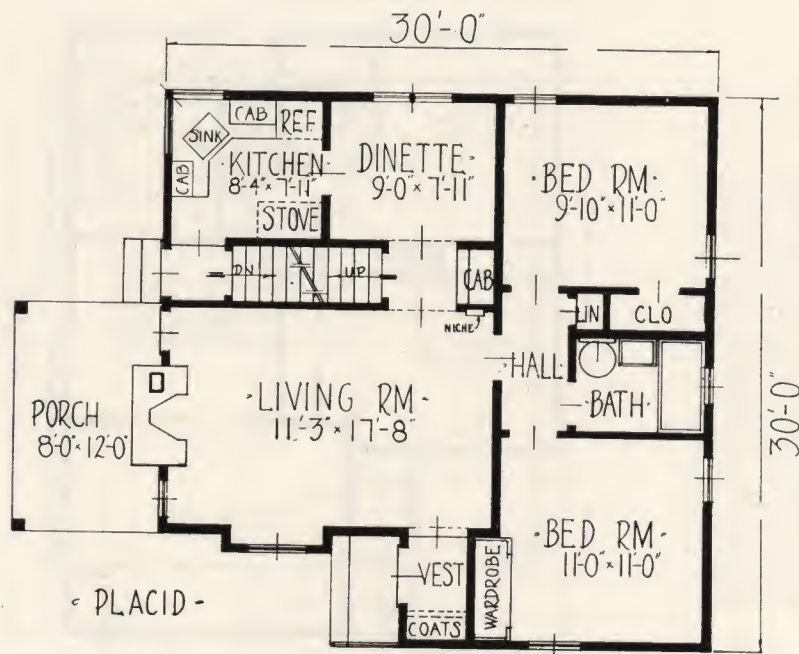




5 Rooms, 30 x 30

16,338 Cubic Feet

## The Placid



• FIRST-FLOOR-PLAN •



View from living room looking into dinette

*There is great* charm as well as livableness in this design. The floor plan will appeal to the housewife because of its step saving nature. The living room with its hospitable fireplace is shielded from draught, when front door is opened, by the vestibule. The screened porch provides a restful haven on summer evenings and days. The bedrooms, apart from daytime quarters, offer privacy and quiet. A design and plan which invites thorough study.





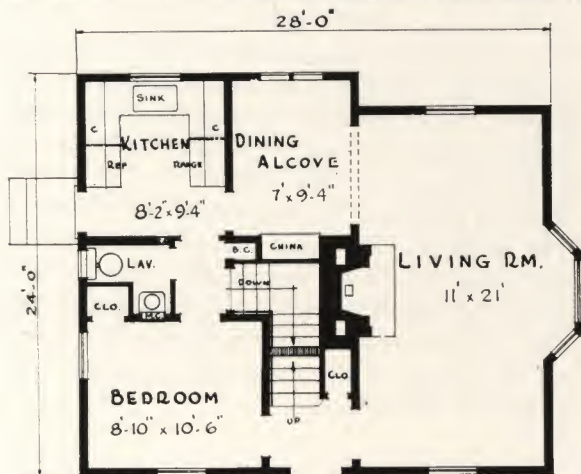
4½ Rooms, 28' x 22

15,702 Cubic Feet

## The Pullman

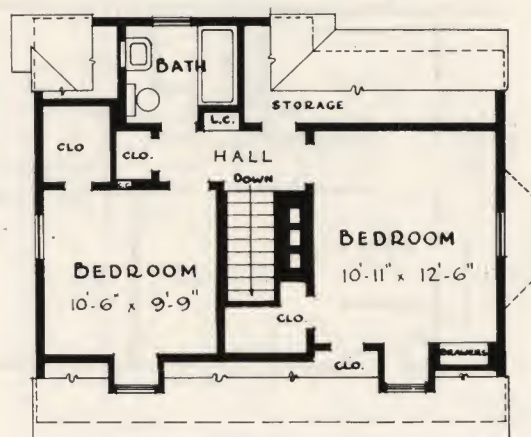
*This design* is destined to great popularity. The steep roof is very effective. The Colonial style is followed throughout with excellent results. The ground area is small considering the unusual accommodations. With inexpensive shrubbery this house will attract admiring attention from passers-by. The dormer in rear for bath does not show in

the picture. Stained shingled sides, with green blinds and roof will make this "homey" home a pleasing picture. The fireplace, with bay window opposite, adds great charm. The first story bedroom would make a nice office or den if not required for sleeping.



FIRST FLOOR

PULLMAN



- 17 -

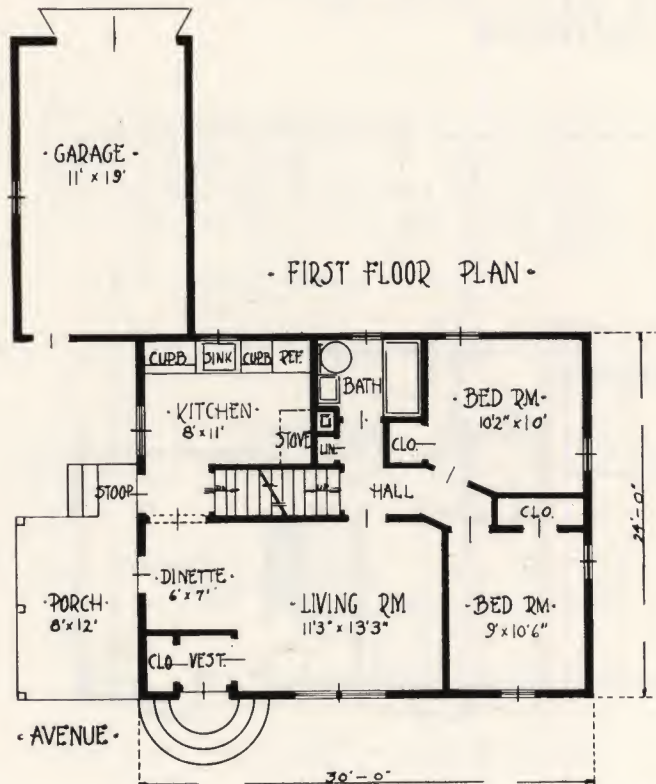
SECOND FLOOR





4 Rooms and Garage, 30 x 24

18,720 Cubic Feet



## *The Avenue*

*A House* which, because of its charm, will draw a second look from passersby and a feeling of gratified possession as the owner approaches the front door. The garage adjoined makes for convenience and it will be approached from the alley. It's a snug little home, the effect of the living room being larger because of the unusual placing of the dinette. Meals can be served handily on the porch in the summer. A wood or coal stove may be used in the kitchen, for the chimney is right there. There is absolutely no waste space in this house. The bedrooms, not large because of the size of this house, have cross ventilation. The side door gives quick access to kitchen, basement and garage. The porch offers a place for relaxation in summer. All the charm of the Cape Cod Colonial is expressed in this house.



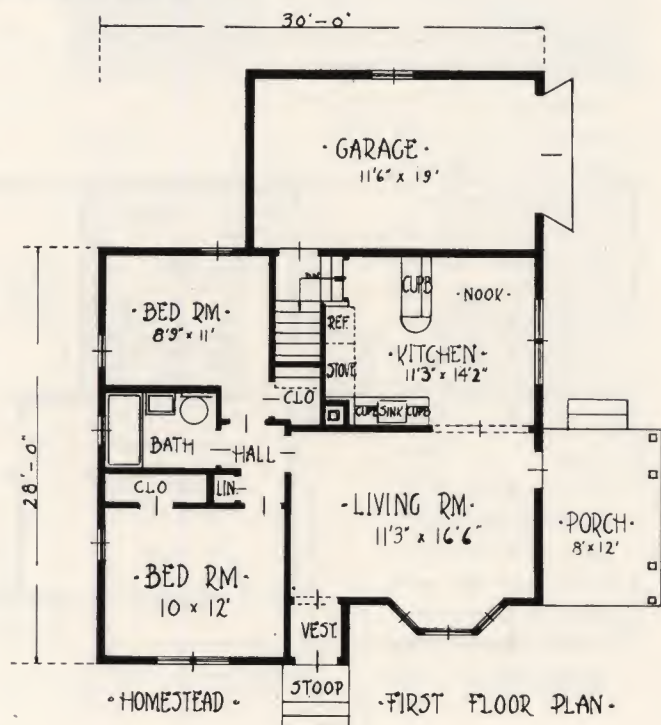


4 Rooms, 30 x 28

18,240 Cubic Feet

## *The Homestead*

*What particularly* recommends this compact, step-saving plan is the large porch opening from the living room, and the bay window in living room looking out upon the front lawn and street. Also the attached garage which will be approached from the alley, or if, perchance, the house is placed on a street intersection, the garage may be entered from the side street. The house is planned for economy of footsteps in doing housework. Although there is no large dining room the dining nook in kitchen is to be separated by a low cabinet, which will have the effect of a partition, particularly if plants or ornaments are placed on it. There is much to commend this plan and it is worthy of careful study.





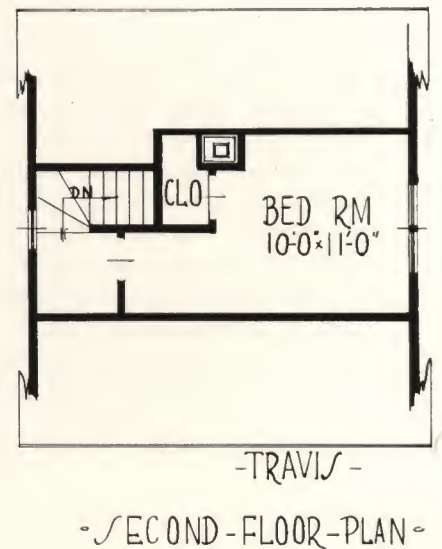
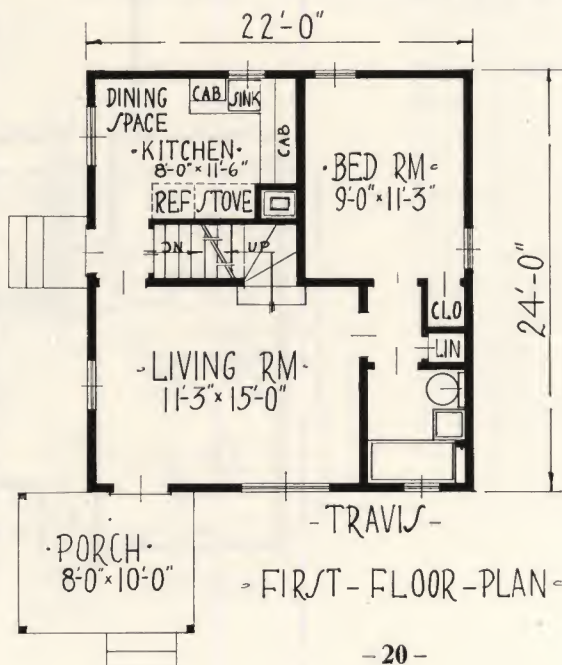


4 Rooms, 22 x 24

## *The Travis*

11,568 Cubic Feet

*Here is a cozy* little home for the family requiring two bedrooms. About as inexpensive, too, as can be built, considering its completeness by way of accommodations. At moderate additional cost the front porch may be screened, providing practically an extra room for the warm season. Every room has cross ventilation. A view is given of the kitchen, with its convenient cabinet space. A house which ranks high considering its low cost. The upstairs bedroom can be finished later, thus saving something on the original cost.



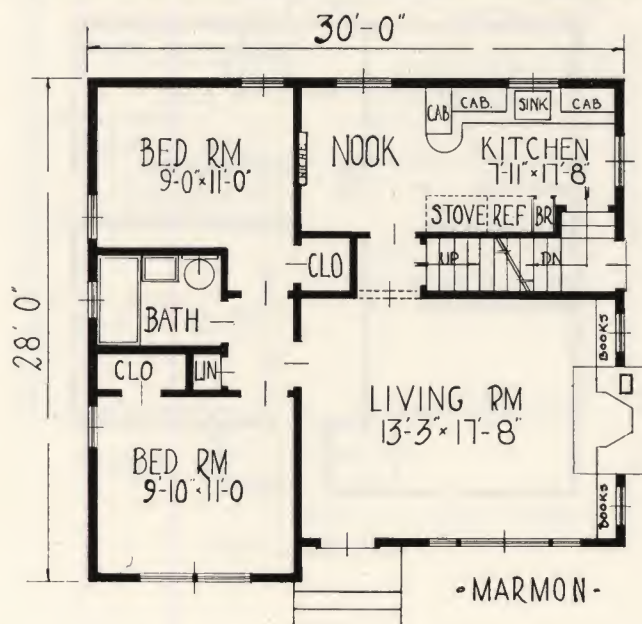




## *The Marmon*

4 Rooms and Dinette, 30 x 28  
16,836 Cubic Feet

*Another choice* design in the low cost range. The architect has done well in making it a "picture home" and providing for comfort, and economy of maintenance. Heating cost will be low in this house. The kitchen, with cabinet work shown in the picture, will delight the woman who works in it. The dining nook is convenient to the meal preparation operations. Notice, too, that each room has cross ventilation.



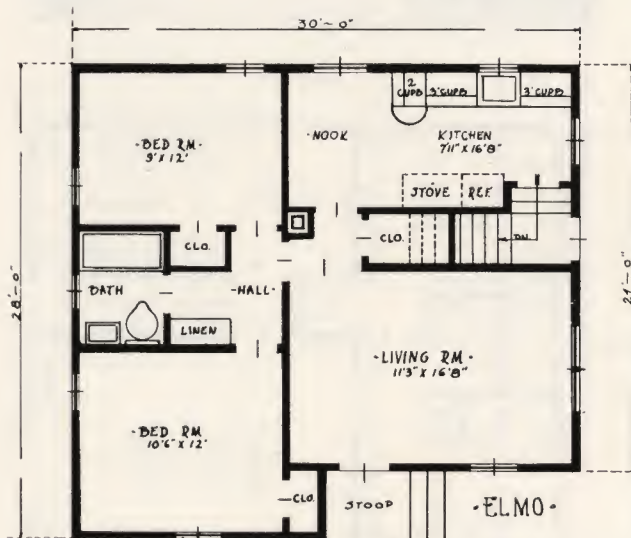




2 Rooms, 30 x 28

14,520 Cubic Feet

## *The Elmo*



•FIRST FLOOR PLAN•

*An excellent house, with a dash of style, emphasized a little by the iron railing on front doorstep. Each room with cross ventilation. In the absence of a dining room, which is used only a couple of hours a day anyway, the large dining nook or space in kitchen serves ordinary purposes admirably. The living room might be used for that purpose when entertaining a large number. This is, distinctly, a step-saving, labor-saving home. The position of the bedrooms on one side of the house assures privacy and quiet from household noises. The location of the chimney makes possible the use of coal or wood in the kitchen. The style of the house is modern American and it is as livable inside as it is attractive outside.*



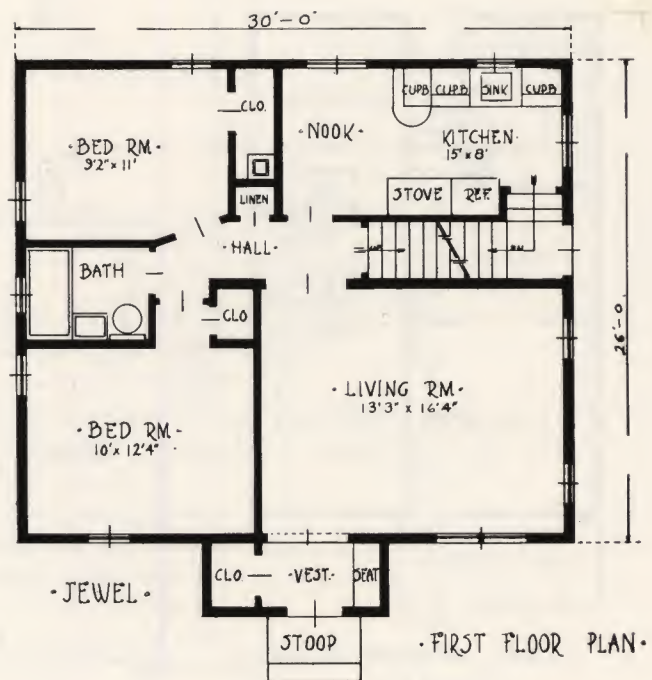


4 Rooms, 30 x 26

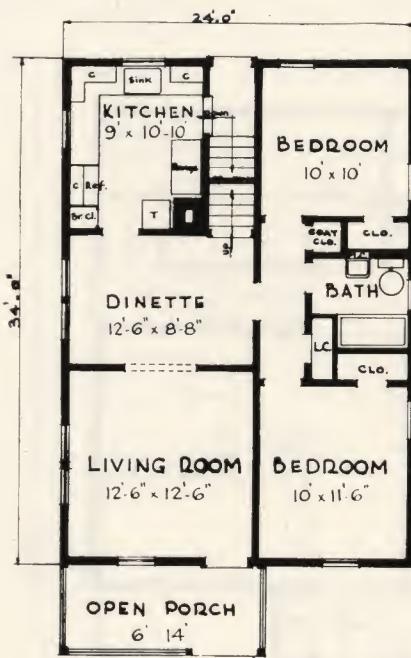
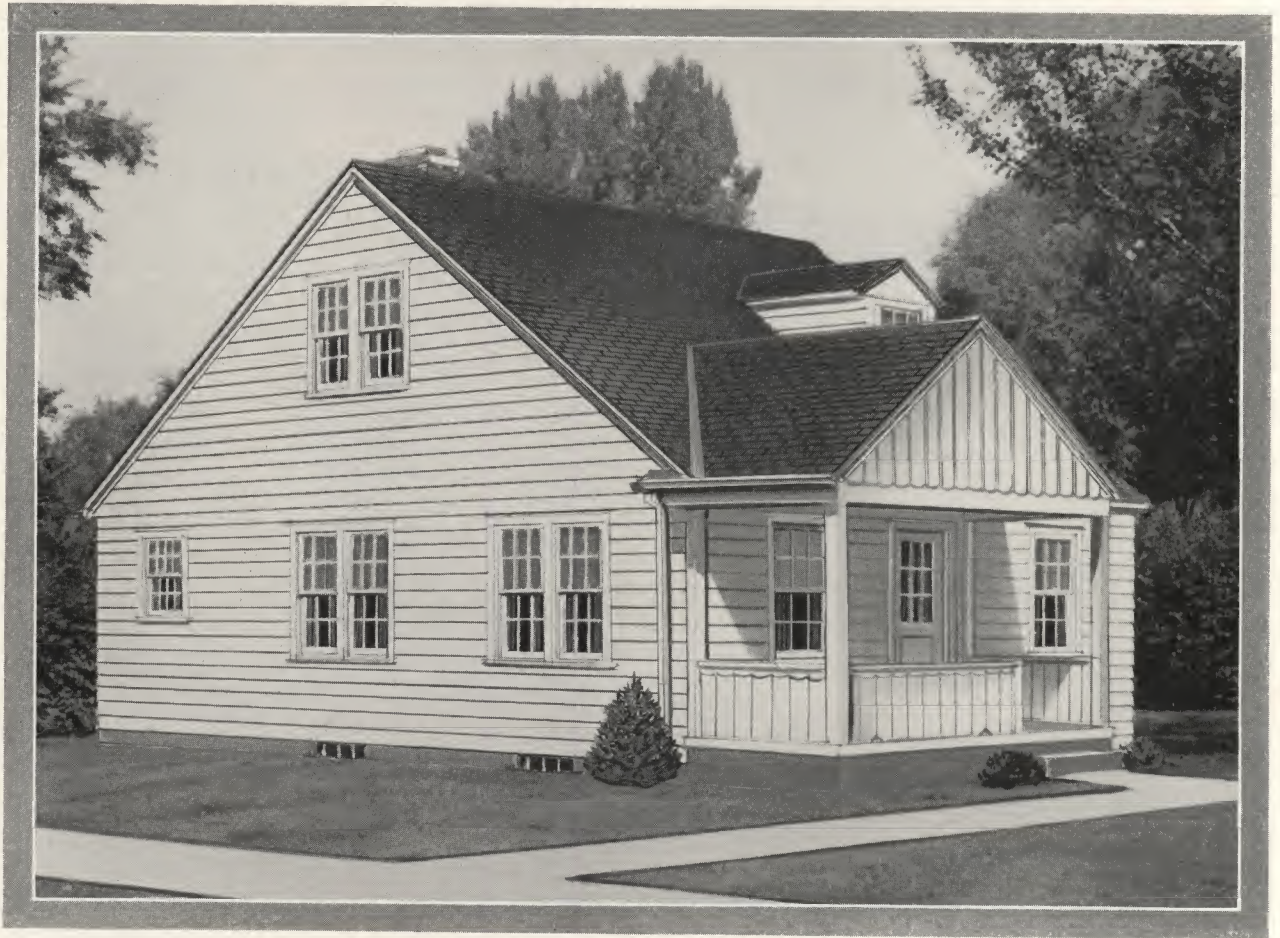
18,040 Cubic Feet

## The Jewel

*Well named*, for it is a jewel, and we predict great popularity for it. While the floor plan calls for down stairs occupancy, the high roof lends possibilities for future expansion. Although no space is given to a dining room, nowadays considered unnecessary by many when utility and economy are prime objectives, there is plenty of space in the kitchen end for serving meals. This space is partly partitioned off by a low cupboard, the top of which may have plants or decorative objects. The almost square shape of the house makes it possible to use standard lengths of lumber without waste of material or labor in cutting off waste ends. The thoughtful architect has planned, as you see, for cross ventilation for health and comfort, abundant wall space for furniture, with room to spare for moving about. Attractive in external appearance, livable inside, and economical to build.





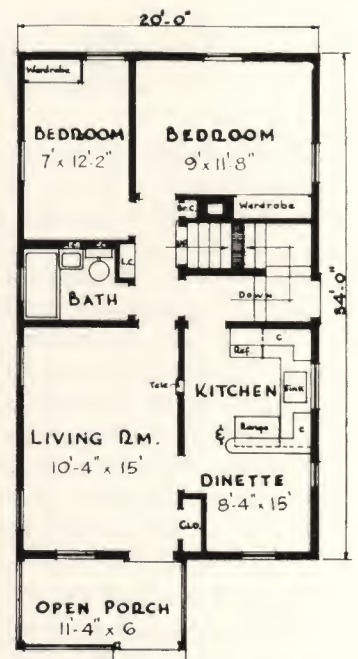


FIRST FLOOR PLAN  
BUNKER

*The Bunker*  
5 Rooms, 24 x 34 18,456 Cubic Feet

*The Spring*  
5 Rooms, 20 x 34 13,996 Cubic Feet

*This is a* modernization of a popular home which appeared in a plan book of more expensive homes. A choice of two floor plans is offered. In the Bunker the bedrooms are placed at the side, while in the Spring they are at the rear, looking out upon the garden, making room for a dinette in the front of the house, and affording a larger living room. Both designs are planned for a narrow lot. It will be observed that the Spring is four feet narrower. The open porch may be screened at modest additional cost.



FIRST FLOOR PLAN  
SPRING



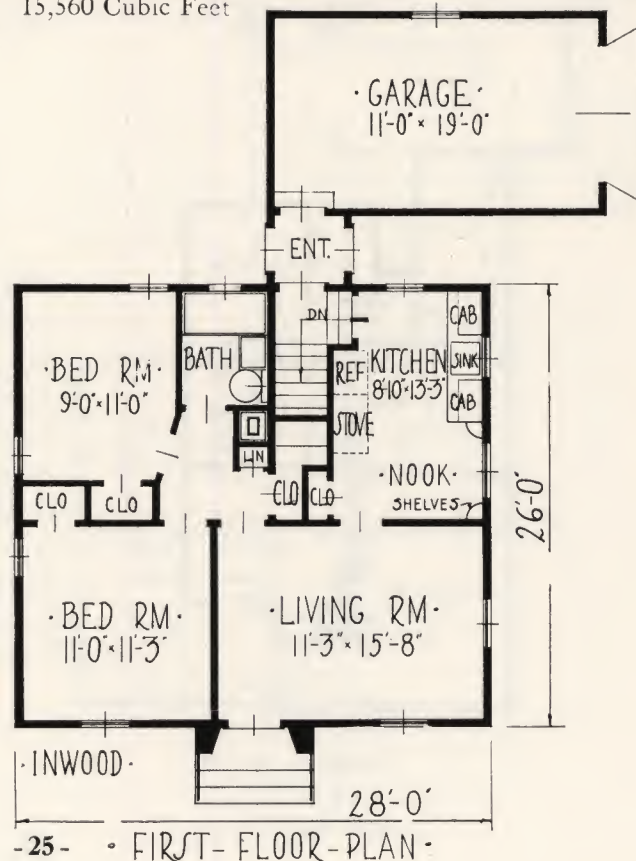


4 Rooms and Garage 28 x 26

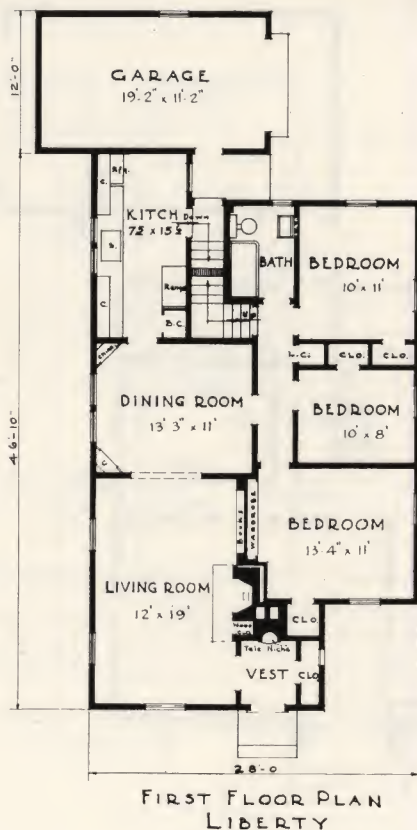
15,560 Cubic Feet

## *The Inwood*

*This design* offers a low cost home with the highly desirable feature of an attached garage, entered from the kitchen. In external appearance the house, which conforms to modern style, leaves nothing to be desired. The dining nook dispenses with the need of a dining room which is used but a small part of the day, while on "company" occasions meals can be served in the living room. The kitchen—the housewife's work room, is well equipped with cabinets and shelves. The bedrooms are apart from the daytime quarters, assuring privacy and quiet. The iron railing framing the front door adds distinction. With the garage in the location as shown, the house should be placed upon a corner lot; blueprints can be furnished reversed, if desired.





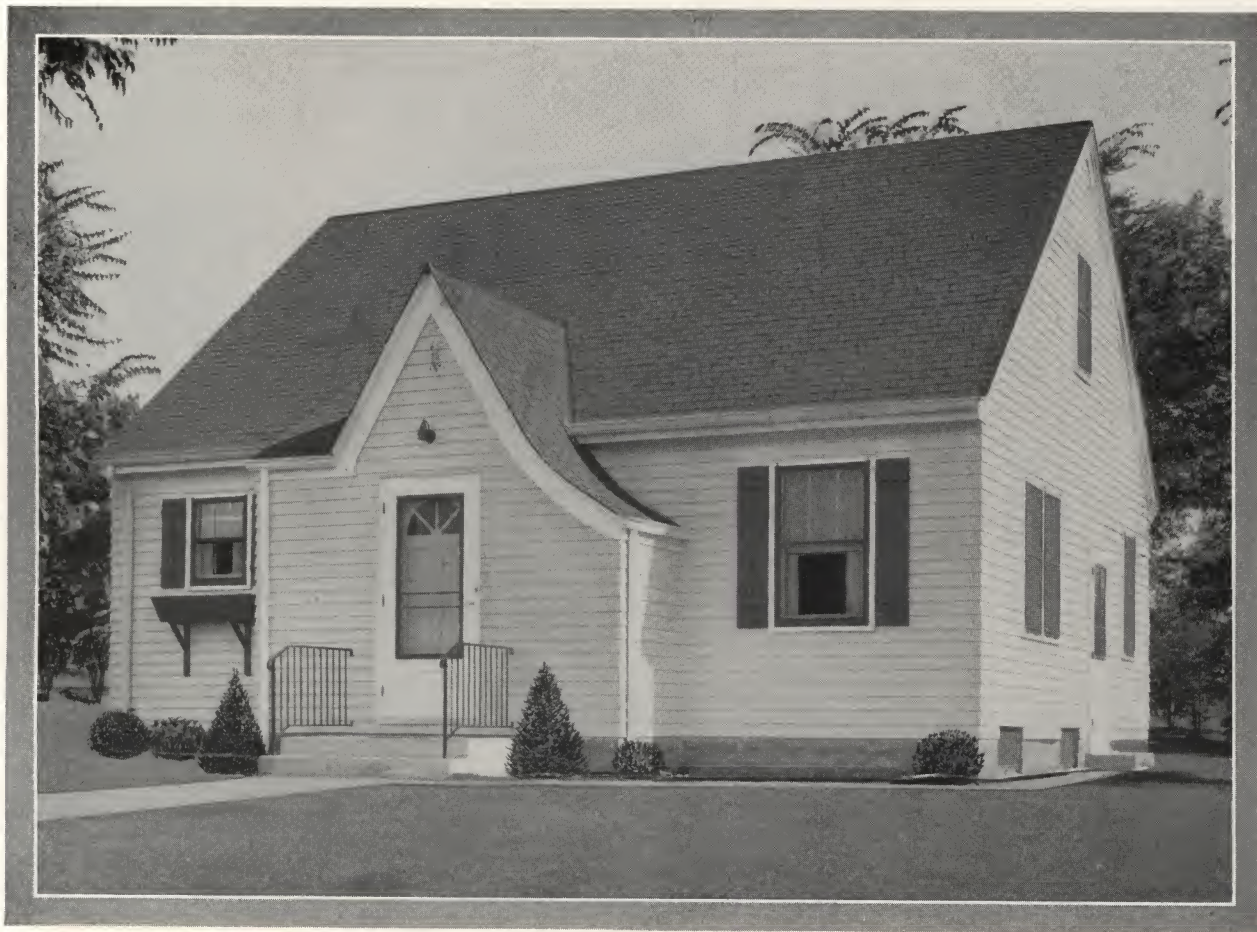


6 Rooms and Garage, 46 x 28 (including garage)  
26,074 Cubic Feet

## *The Liberty*

*A Colonial bungalow* with three bedrooms on the first floor. Well suited to a forty foot lot. Attached garage is a convenient feature. The position of bedrooms assures privacy and quiet. It would be hard to devise a better plan for a moderate cost home on a narrow lot. Note the unusually large living room looking into the dining room in a manner that suggests spaciousness. An especially compact, easy-to-do-housework-in-home. Exterior walls may have shingled treatment instead of siding if desired.





## The Rockville

4½ Rooms, 30 x 26

16,464 Cubic Feet

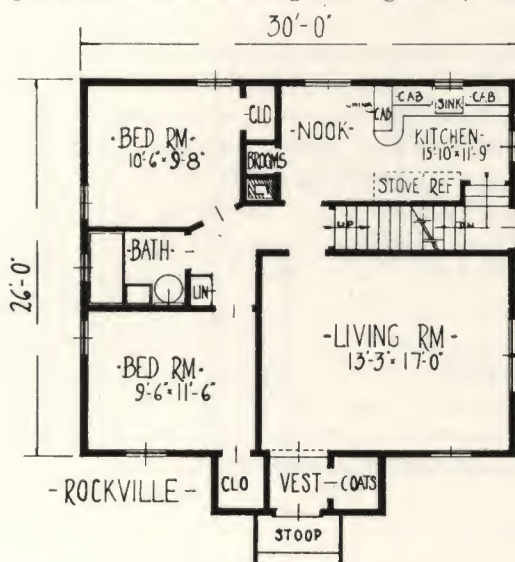
*This attractive,* popular styled exterior has two alternate plans. The Roxbury is two feet shorter than the Rockville. The change in floor plan gives the Rockville a larger living room, with

## The Roxbury

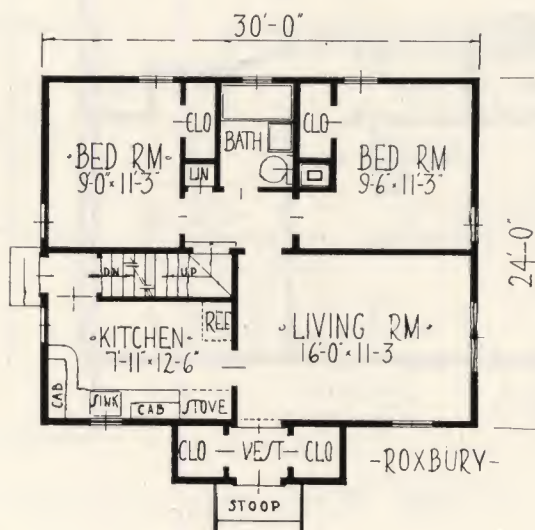
4 Rooms, 30 x 24

15,264 Cubic Feet

two vestibule coat closets, but dispenses with the dining nook. Both designs are compact. The exterior is attractive with its gabled entrance and iron railings at stoop.

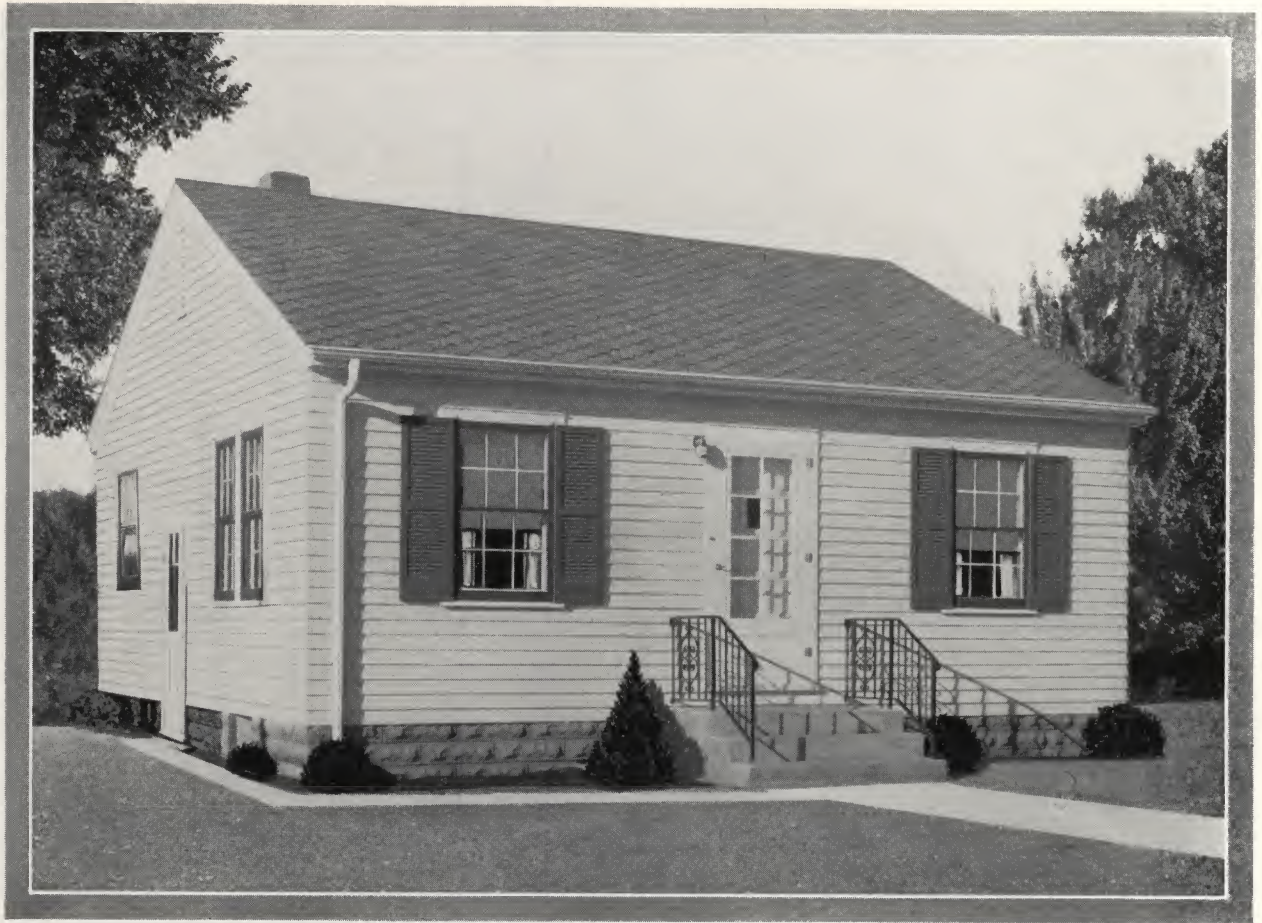


• FIRST FLOOR PLAN •



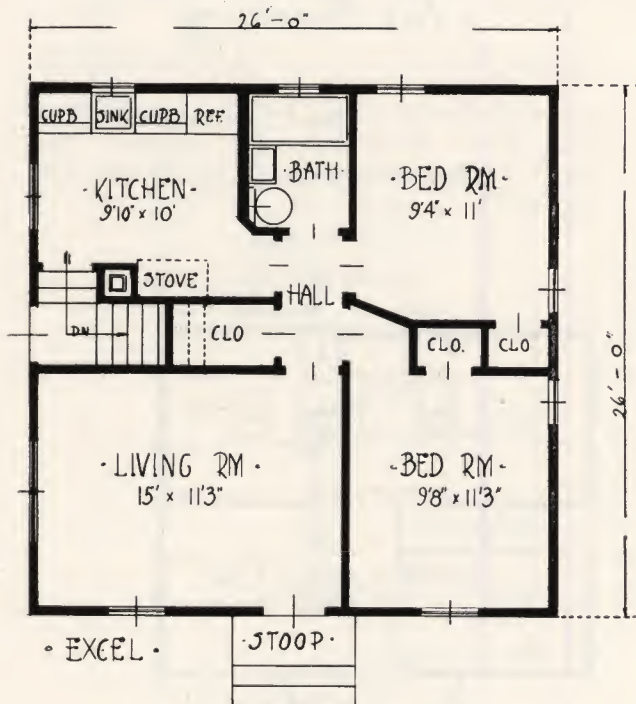
• FIRST FLOOR PLAN •





4 Rooms, 26 x 26

13,385 Cubic Feet



• FIRST FLOOR PLAN •

## *The Excel*

*Here is a low-cost home with a "personality."* Don't you like, for instance, the finishing effect of that iron railing on the front stoop and steps—useful as well as ornamental? The exterior is simplicity itself, as befits any small home. The floor plan affords coziness. Note that each room has plenty of wall space for the placing of furniture, without interfering with windows. Every room has cross ventilation and light from two sides. You need not have a large lot for elbow room with this house. On an ordinary sized lot you still have space for ornamental shrubs, for growing your own vegetables and flowers, or for children to play. Shingle the sides, or finish with clapboards or stucco. A home which deserves study when the income is not large.





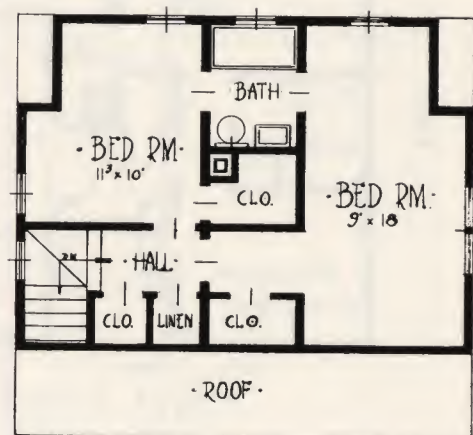
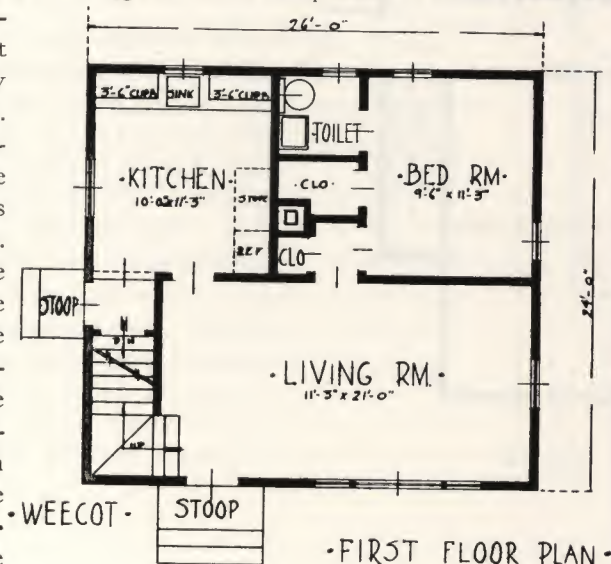
5 Rooms, 26 x 24

## The Weecot

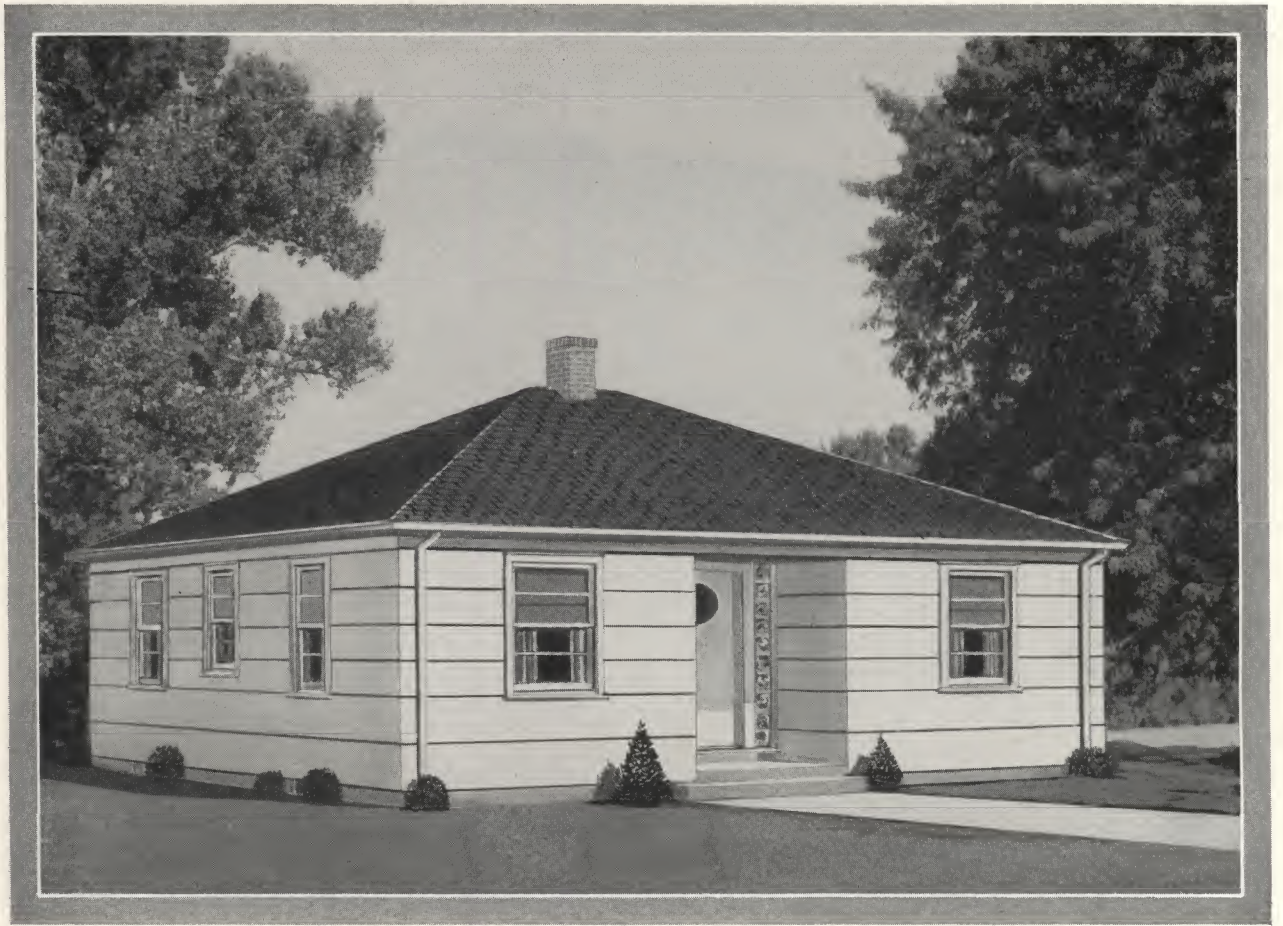
15,520 Cubic Feet

Here is a small cottage that will fit any city lot, even if it is not a deep one. It is very compact, simple in design — a variation of the ever popular Cape Cod style seen everywhere. The iron railing protecting the front stoop adds class to the general picture. It has an unusually large living room. And, what is unusual in a house of this size, has three bedrooms. Though the house is small the bedrooms have good sized closets, while the down stairs bedroom has its own toilet. A feature worthy of attention is the

amount of wall space which allows of placing of furniture, still leaving room to "get around" in without crowding. The kitchen is an ideal housekeeper's workshop with easy access to side door and basement.

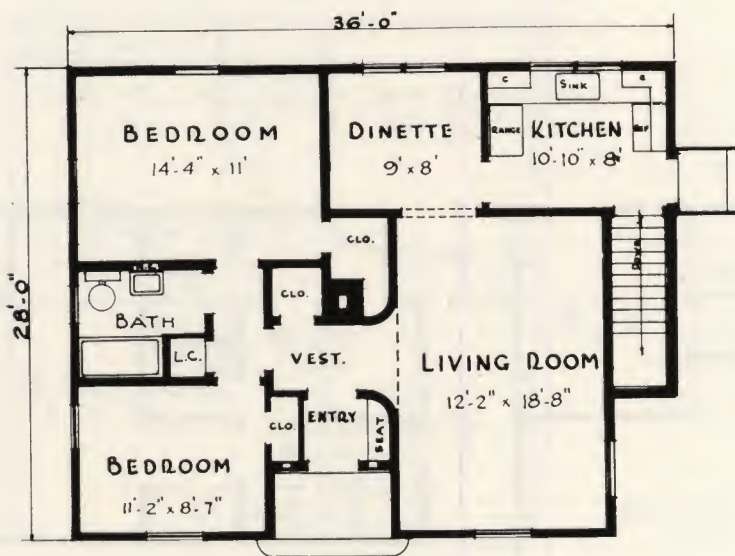






4 Rooms and Dinette, 36 x 28

18,464 Cubic Feet



FIRST FLOOR PLAN  
ILWACO

## *The Ilwaco*

*An attractive* bungalow in the modern style. Exterior plywood is used on the outer walls. Glass blocks are used to trim the front door. Some walls are curved with pleasing effect. The floor plan is somewhat unusual but very practical. Its square shape makes for economy in building with standard lengths of lumber. The recessed front entrance affords shelter. Note the unusual size of master bedroom where twin beds may be used. A compact design. Unquestionably there will be many houses of this type built within the next few years.

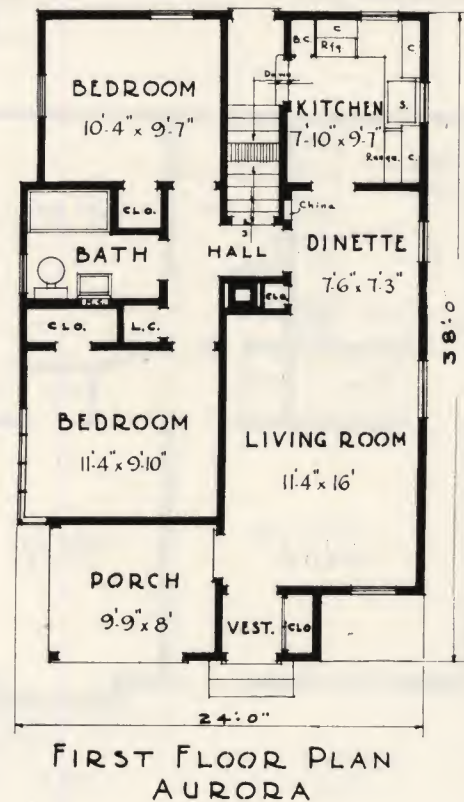




4 Rooms and Dinette, 24 x 38  
17,845 Cubic Feet

## *The Aurora*

*A plan* for a narrow lot. The exterior is suggestive of the California ranch house as to detail. The shingles are used over the greater area of the outside wall with a few boards and battens in front. The rafters are open along the eaves to carry out the ranch house cornice idea. A feature is the screened porch which is reached by a French door in the living room. Note the large living room, with dinette adjoining and separating it from the kitchen. A trim little home which has much to commend it.



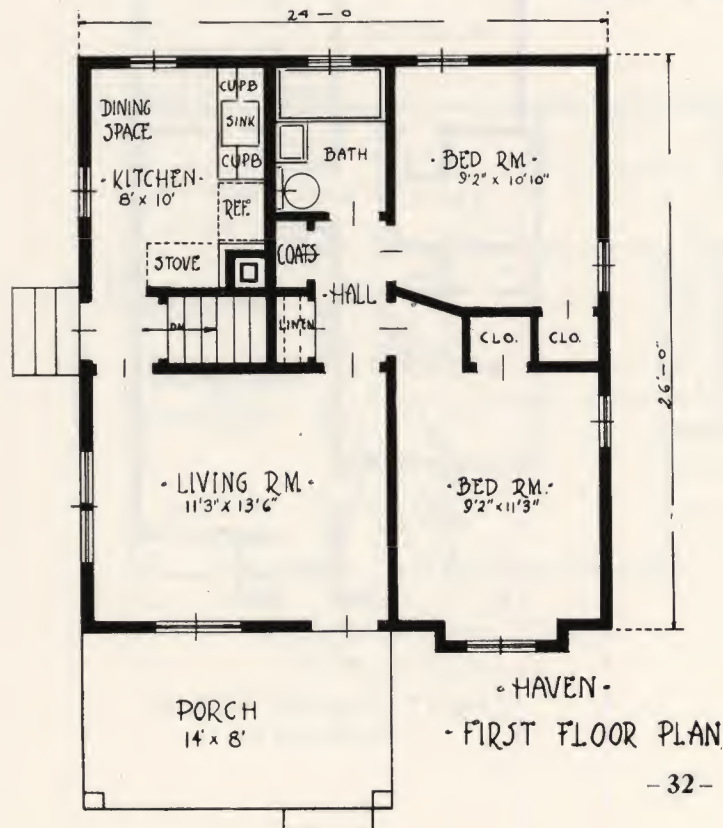




4 Rooms, 24 x 26

12,480 Cubic Feet

## *The Haven*



While "sunrooms" have displaced front porches to a large extent, there are still many of us who want a front porch to relax in on summer evenings. And a great many home builders have reached the conclusion that a dining room, used such a small portion of the day, uses up too much space in a small home. This house will appeal strongly to the owner who has similar leanings, and who is most interested in practicability. The central hall separates the daytime living from the sleeping quarters. Dining space in the kitchen makes the serving of meals easy, while the living room can be used for occasional dinner parties. This is a sensible home, adapted to a narrow lot and a limited purse.



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## HOMEBUILDERS' BOOK

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